

CARBON CANYON I

Homeowners Association

Regular Meeting

July 14, 2009

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, July 14, 2009 at the community clubhouse. The regular meeting was called to order at 7:05 P.M.

PRESENT:

Directors present: President- Darlene Baca, Vice President- Brian Howard, Secretary / Treasurer - Jesse Cunningham, Member at Large – Kris Bakke, and Member at Large- Larry Keller

Present: Jim Parsons, CMCA Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board disclosed there was an executive meeting conducted to discuss the following:

- Delinquency matters
- Management Issues
- Executive Confidentiality Resolution

CONSENT CALENDAR:

A motion was made, duly seconded and unanimously approved to accept the consent calendar:

Minutes of the June 9, 2009 meeting
M/Cunningham S/Bakke (Unanimous)

Financial Statements of June 2009
M/Cunningham S/Howard (Unanimous)

DELINQUENCY REPORT:

The Board approved the Delinquency Report as presented.
M/Cunningham S/Howard (Unanimous)

COMMITTEE REPORTS:

Architectural- There were Five (5) applications received and all Five (5) were approved.

Equestrian- One Horse Stall has been vacated due to the horse being sold. There has been some vandalism to horse trailers. There have also been a lot of kids hanging around the horse area.

Landscape- Mr. Bakke advised owners the committee was still working on a scope of work for the trees and vegetation on the community slopes. Should be completed within the next few weeks so management can obtain bids for the work.

CARBON CANYON I
Homeowners Association
Regular Meeting
July 14, 2009
Page 2

Financial- It was noted that as of June 2009 the association was approximately \$5000 better then budget.

Mr. Cunningham has purchased the Reserve Bonds as approved by the board at the June Meeting. He will get the maturity information for placement into the August directors report.

OLD BUSINESS:

Tree Trimming Proposals – Mr. Bakke is working on the scope of work for the arborist proposal for all the common area slopes.

Several tree trimming requests were discussed.

- 2028 Turquoise Circle
- 2475 Turquoise Circle
- 2525 Turquoise Circle
- 15218 Turquoise Circle
- 2456 Malachite Ct.

The TLC Landscape proposal to remove a a dead oak tree behind 2350 Turquoise Circle at \$1100.00 was approved.

M/Bakke S/ Cunningham (Unanimous)

The TLC Landscape proposal to install railroad ties behind 2391 Scoria at \$16,993 was tabled pending Mr. Bakke obtaining bids from actual slope retention companies. The railroad ties may not be a permanent fix and the cost was considered high.

The TLC Landscape proposal at \$30.00 to install ivy in bare spots on the slope in front of 15604 Obsidian was previously approved and has been completed.

The TLC California Pepper Tree removal proposal at \$220.00 was denied.

The TLC bid for groundcover on the slope behind 15621 Obsidian at a cost of \$105.00 was carried over.

The Board approved the following tree removals based on them being within the scope of hazard removal. The Landscape Committee recommended the following locations:

1. 2350 Turquoise Dead Oak tree on slope Removal due to hazard condition – Management to get a bid from TLC
2. 15223 Turquoise Circle – Tree damaging hardscape and pool decking – Management to get bid from TLC.

M/Cunningham S/Keller (Unanimous)

Revised Reserve Study – The study was tabled pending completion of the Slope Resolution matter.

Slope Maintenance Resolution – Pete Racobs has completed a proposed resolution regarding the liability and future responsibility for the slope maintenance and reserve requirement recommendations. The bottom line in general will probably be that valuing slope restoration at \$500k with 7 year life ups the reserve demand by \$7.00 to \$12.00 and valuing slope restoration at \$350k with 7 ten year life keeps the reserve demand at about \$5.50/year (per homeowner per month). Setting up a \$20K annual operating budget for slope maintenance easement repair adds just under \$5.00 to the assessment and only adding \$12k per year adds about \$3.00 to the assessment.

The Board will review the Resolution for final approval and send it to members for review. Upon approval, the revised reserve study would be completed and be available to members.

Pool Furniture Status – The clubhouse furniture has been purchased. Denise Nichols has been on vacation but is in charge of obtaining the pool furniture.

Equestrian Facilities Marketing Effort – Mr. Howard is working on marketing efforts to promote the horsing community.

Water Conservation Report – The report from Mr. Bakke was in the board packet for review. The matter was carried over.

NEW BUSINESS:

Robco Insurance Renewal – Equestrian Community – The Board reviewed and approved the insurance renewal at a cost of \$2632 per year.
M/Cunningham S/Howard (Unanimous)

2456 Malachite Ct Tree Trimming Request – The tree trimming of the large pine tree has been completed. Therefore no action was required.

Total Landscape Proposals –

- The Board approved the removal of a large oak tree behind 2350 Turquoise at a cost of \$1100. M/Bakke S/ Cunningham (Unanimous)
- The Board reviewed the bid to install rail-road ties on the slope behind 2391 Scoria. Due to the high cost and no guarantee that the repair would be permanent, the board agreed to obtain bids from actual slope retention specialists. Mr. Bakke will obtain the bids and report back to management & the board of directors.
- The Board denied the removal of a California Pepper behind Turquoise Circle at a cost of \$220.00
- The Board carried over the \$105.00 proposal for additional ground cover on the slope behind 15621 Obsidian.

**CARBON CANYON I
Homeowners Association
Regular Meeting
July 14, 2009
Page 4**

15459 Feldspar Request for Equestrian Deposit – The Board approved the refund of the \$100 stall deposit. M/Cunningham S/Howard (Unanimous)

Multiple Clubhouse Reservations – The Board agreed that owners could submit multiple date requests for the clubhouse use. The Board would review on a case by case basis but there is no rule against requesting multiple reservation requests.


MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Trails being over-grown
- Equestrian funding by members
- Dogs being loose in community
- Slope Maintenance & Resolution being proposed

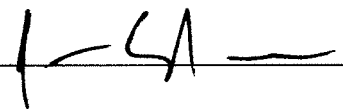
ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 8:49 PM

Secretary:  Date: 8/14/09

SECRETARY CERTIFICATION

I Jesse Cunningham, appointed Secretary of The Carbon Canyon Homeowners Association, do hereby certify that the foregoing is true and correct copy of the minutes of the Carbon Canyon Homeowners Association Regular Board of Directors Meeting held on July 14, 2009, as approved by the Board Members in attendance at the meeting.

Secretary  Date 8/14/09